

**A REGULAR MEETING OF THE TOWN OF TELLURIDE  
HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**

**NOVEMBER 19, 2014**

**WEDNESDAY 6:00 PM**

**SITE WALK AT 330 West COLUMBIA AT 5:15 PM**

**SITE WALK AT 229 NORTH ASPEN AT 5:30 PM**

**REBEKAH HALL, TELLURIDE, CO  
113 WEST COLUMBIA AVENUE**

**I. CALL TO ORDER: 6:00 PM**

**II. APPROVAL OF MINUTES**  
9/22/2014 HARC

**III. PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**

**IV. ACTION ITEMS**

- 1. PROJECT TITLE:** Hild Residence - *Continued from the 9/17/2014 HARC meeting. Withdrawn at the request of the applicant.*

**SUMMARY:** Consideration of **(A)** a small scale new construction located in the THLD that will contain more than 750 square feet but less than 2,500 square feet of floor area, per LUC section 7-203.B.1.a and **(B)** a site specific development plan to vest property rights, per LUC Section 5-208.

**LEGAL:** Block 2, Lot B, Halls Addition

**ADDRESS:** 329 North Fir Street

**ZONING:** Historic Residential (HR)

**OWNER(S):** Tim Hild

**APPLICANT:** Tommy Hein Architects

**STAFF:** Bob Mather, Historic Preservation Architect

- 2. PROJECT TITLE:** Groman Property - Shed – *Continued from the 9/17/2014 Regular HARC meeting. Withdrawn at the request of the applicant.*

**SUMMARY:** Consideration of **(A)** Demolition of a non-rated (Non-Contributing with Qualifications) structure per LUC 7-203.B.8, **(B)** repositioning & addition to an existing building in the Commercial zone district that increased the floor area by more than 10% but less than 25% resulting in a building less than 5,000 square feet per LUC Section 7-203.C.4, **(C)** Challenge to the designation of a structure listed in the 2013 THAS per LUC Section 7-203.B.12 and **(D)** a site specific development plan to vest property rights, per LUC Section 5-208.

**LEGAL:** Block 15, Lot A, Town of Telluride (TOT)

**ADDRESS:** 222 West San Juan Avenue

**ZONE:** Commercial (C)

**OWNER(S):** Richard Groman

**REPRESENTATIVE:** Ron Bercovitz, Bercovitz Design & Robert Korn, Attorney

**STAFF:** Bob Mather, Historic Preservation Architect

3. **PROJECT TITLE:** Stones Throw #2a West - *Continued from the 9/22/2014 HARC meeting*  
**SUMMARY:** Consideration of a preliminary large scale new construction that contains more than 2,500 square feet of floor area, per LUC section 7-203.A.1.  
**LEGAL:** Block 2, South 50' of Lots 18, 19 & 20, West Telluride Addition (WTA) and Block 2, Lot 4 Town of Telluride (TOT)  
**ADDRESS:** Northeast corner of Aspen Street & Pacific Avenue (Address to be determined)  
**ZONE DISTRICT:** Residential/Commercial (RC)  
**OWNER(S):** 133 S Oak LLC  
**APPLICANT:** Chris Chaffin & Bruce Wright – One Architects  
**STAFF:** Bob Mather, Historic Preservation Architect

## VI REVIEW AND RECOMMENDATION

4. **PROJECT TITLE:** A Review and Recommendation to Town Council - Edwards Residence, Consideration of a Challenge to the Designation of a Structure per LUC Section 7-203.B.11  
**SUMMARY:** Consideration of a challenge to the designation of a principal structure at 229 North Aspen to increase the rating from non-contributing with qualifications to Supporting designation.  
**LEGAL:** Block 41, Lot C, Town of Telluride (TOT)  
**ADDRESS:** 229 North Aspen Street  
**ZONE DISTRICT:** Historic Residential (HR)  
**OWNER(S):** Peter & Rose Edwards  
**APPLICANT:** Peter Sante Architects and Amy Levek  
**STAFF:** Bob Mather, Historic Preservation Architect & Ann Moregenthaler, Planner II
5. **PROJECT TITLE:** A Review and Recommendation to the Planning and Zoning Commission regarding the Telluride Transfer, Northwest Corner, Small Scale Planning Unit Development ("PUD") pursuant to LUC 7-108.  
**SUMMARY:** A Review and Recommendation to the Planning and Zoning Commission Regarding Consideration of a Small Scale PUD at 157 & 127 S. Fir Street (property) to increase the maximum height from 35' feet up to 36.5' feet on Lot 3 (known as the Village Market lot) and a density transfer between properties within the PUD of 2.3:1 (Lot 3) and .83:1 (Lot 1, known as the Baked In Telluride Lot) so that the overall FAR does not exceed 1.6:1 for the property pursuant to Article 6, Division 3, Planned Unit Development and the HARC referral at LUC 7-108.  
**LEGAL:** Block 4, Lots 1 & 3, Town of Telluride (TOT)  
**ADDRESS:** 157 & 127 S. Fir Street  
**ZONE DISTRICT:** Commercial (C)  
**OWNER(S):** Telluride Transfer Company, LLC  
**APPLICANT:** Garrett Simon  
**STAFF:** Michelle Haynes, Building and Planning Director

## VI WORK SESSION

6. **PROJECT TITLE:** 330 West Columbia Avenue  
**SUMMARY:** Review of a large scale single family residence in the Historic Residential Zone District that contains more than 2,500 square feet of floor area per LUC 7-203.A.1.  
**LEGAL DESCRIPTION:** Block 1, Lots: West ½ Lot 4, West ½ Lot 2, Lot 2, (WTA)

**ADDRESS:** 330 West Columbia Avenue  
**ZONE DISTRICT:** Historic Residential (HR)  
**OWNER:** 330 W Columbia LLC  
**APPLICANT:** Tommy Hein, Tommy Hein Architects  
**STAFF:** Bob Mather, Historic Preservation Architect

**VII BOARD AND STAFF DISCUSSION**  
Review of Draft 2015 Calendar

**VIII ADJOURN**

For more complete information on these applications or projects, please contact Town of Telluride Planning Department at (970) 728-2170. ***NOTE: The HARC may request public comment to be kept to 5 minutes a person in the interest of managing the agenda.***